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FILE: PA 01-0108

DATE December 12, 2001

TO: File/Record/Applicant

FROM: Thomas B. Mathews, Director, Planning and Development Services Department

SUBJECT: Planning Application PA01-0108 – Site Development Permit for a mini-storage facility.

APPLICANT: Jay Bullock, Agent for DMB Ladera Ranch

I. BACKGROUND:

The project site is located in the Ladera Ranch, Planning Area 6, Urban Activity Center, within Tract 16063, Lots 38 and 39. The proposed storage facility use is allowed per the Ladera Planned Community Program text, Section V.C.22. Preliminary grading for the project has already been completed per preliminary grading permit GA99-0016

II. NATURE OF PROJECT:

The proposed project is a Mini-storage facility offering leasable space for general storage, cold storage and outdoor storage. The site is 3.72 acres, and it includes several enclosed buildings to a total of 136,224 square feet. Development on this site includes 2 two-story buildings, 2 one-story buildings, and one office building that also contains 1,000 square feet of cold storage units for wine storage. In addition to the space within these buildings, the project also includes 3 enclosed garage spaces and 33 open parking spaces for recreational vehicle (RV) storage. The outdoor parking spaces are placed along the southerly property wall against an 8 foot high wall and landscape buffer, that will help conceal vehicle visibility from the street per the Urban Activity Center standards.

There is no development immediately adjacent to this site, however, the area surrounding this project is under intense development that includes various types of residential uses. The Urban Activity Center, within which this project is located, is also under development with a variety of commercial uses intended to support the new residential community as the Ladera Ranch continues to grow as planned.

The proposed use meets the zoning code definition of a Mini-Storage Facility, which describes the use as buildings containing various size storage compartments not exceeding five hundred (500) square feet

PA 01-0108

each, and wherein each compartment is offered for rent or lease to the general public for the private storage of materials excluding materials sold at the facility or delivered directly to customers. The project meets the intent of the Mini-storage Facility Guidelines adopted by the Orange County Planning Commission in 1987. It will provide limited off-site storage space for private individuals and small businesses that will not use the facility for general warehousing, commercial or industrial purposes. The facility will include the following features, which will be placed as conditions of approval for the proposed project:

- A. The facility will comply with the landscaping requirements established by the Ladera Ranch Planned Community standards.
- B. Parking for the facility as proposed meets the established requirements. It will include a minimum of 6 parking spaces outside the gated area to serve the lease office and the wine storage facility at the project's entrance, plus one additional space for each 10,000 square feet of gross floor area in excess of 20,000 square feet. The total number of parking spaces provided by this project is 16.
- C. The facility will be completely enclosed by walls or fences at least six feet in height with a control access gate at the entrance.
- D. No electrical outlets or other utilities will be installed in any storage space for lease, and the interior spaces will be lit by fixtures that cannot be connected to outlets or extension cords.
- E. Interior driveways will be lighted in a manner that will cast direct light onto each compartment entrance and will not cast direct light rays onto abutting properties.
- F. All units will have only one access directly from a driveway with the exception of second story units, which need be accessed from interior hallways.

The exterior of all buildings will be finished with stucco throughout with architectural features on the west and north elevations of the two front buildings facing the street. In addition, the building elevations facing south towards the site of a future church, will be screened with an 8 foot stucco wall and a landscape buffer all along the property line. Perimeter landscaping for this site was previously approved as part of the fuel modification plan (Per PA 98-0186, Condition #12; OCFA SR #57324) including an urban edge treatment plan, which is located outside of this site development permit, but which has been identified on the landscape plan L-1 of the project, to illustrate how the view of the site will be buffered from the trail/open space to the east of the site.

The on-site landscape proposed is depicted on Plan L-1 of the submittal. The major features of the plan for the street frontage include accent pavement across the driveway; seven focal accent trees (24" box minimum); 12 vertical accent trees (minimum 15 gallon); and assorted decorative vines, shrubs and ground cover. Along the southerly property line, the project includes a few focal accent trees, and several 24" box palm trees planted at approximately 18 feet against a vine-covered masonry wall with decorative shrub massing to buffer the church site from the self-storage use.

III. REFERRAL FOR COMMENT:

A copy of the planning application and a copy of the proposed site plan were distributed for review and comment to various reviewing Orange County Divisions who did not express any objections. As of the writing of this staff report, there are no issues raised by any Orange County Divisions.

IV. REFERENCE:

The proposed project is subject to the Orange County Zoning Code Section 7-9-103, Planned Community District Regulations, and Section XII, Site Development Permits of the Ladera Ranch Planned Community regulations.

V. ENVIRONMENTAL DOCUMENTATION:

The proposed project is covered by FEIR No. 555 which was certified on October 17, 1995. Prior to approval, this EIR must be found adequate to satisfy the requirements of CEQA for the proposed project. Appendix A contains the recommended findings.

IV. CERTIFICATION:

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Thomas B. Mathews, Director
Planning and Development Services Department

Date: _____

By: _____
Chad Brown, Chief
CPSD/Site Planning Section

MC: Staff Reports\ PA 01 0108

APPEAL PROCEDURE

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$760.00, filed at the Development Processing Center, 300 North Flower St, Santa Ana.

APPENDICES:

- A. Recommended Findings
- B. Recommended Conditions of Approval

ATTACHMENTS:

- Exhibit 1.** Applicant letter of Justification
- Exhibit 2.** Set of Site Plans, Floor Plans and Elevations

